
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: October 4, 2006

SITE PLAN: **AFP-06-043**

TITLE: **EGGERT PROPERTY**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For Addition of 156-square foot Front Porch

ADDRESS: 16 Pavilion Drive

ZONE: R-90 Cluster

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant: Jesse Eger, of Little Valley Construction, for Roger Eggert

STAFF PERSON: **Patricia Patula, Planner**

Enclosures:

Staff Comments
Exhibit 1: Application
Exhibit 2: Location Map
Exhibit 3: House Location Plat
Exhibit 4: Picture of Existing House
Exhibit 5: Front Elevation
Exhibit 6: Side Elevation
Exhibit 7: Deck View
Exhibit 8: Relda Square Homeowners Association Approval Letter
Exhibit 9: Mailing List

STAFF COMMENTS

Location. This project is located in the subdivision known as Relda Square in the western part of the City. The house, 16 Pavilion Drive, is on the eastern side of Pavilion Drive near the intersection of Pavilion Drive and Fullview Court (Exhibit 2). The property is located in the R-90 Cluster Zone.

Request. The applicant wishes to replace the existing roofed front stoop (Exhibit 4) with a full-length front porch. It will be of wood, with wooden railings, and roofing shingles to match the new roof now being installed. The application comes to the Planning Commission because the footprint of the house will be increased by approximately 156 square feet changing the initially approved front and side yard setbacks. Per Section 24-30 (7), the Planning Commission "in approving the site plan, shall determine the minimum distance between buildings." The side yard setback is reduced from 8.5 to approximately 6 feet and the front yard setback (at the same corner) from 21 feet to 16 feet. The property line is curved and the front yard dimension will vary, but does not intrude into the minimum five foot setback from a private or public street set by the ordinance.

Waiver of Rules of Procedure. Staff is requesting a "plan submission time waiver" for this application per Section 8A of the Planning Commission's Rules of Procedure. The applicant has been working with staff since the end of August, and due to events related to process, did not meet the scheduled submission dates. The applicant is also concerned about coordinating this porch project with the home improvements under way (new roofing is in process) and weather conditions (roof opening needs to be closed and the building completed before cold weather comes). Mailed notification to required parties was on time. Staff believes the waiver is appropriate.

Conclusion. Staff recommends **TO GRANT AFP-06-043, EGGERT RESIDENCE FRONT PORCH ADDITION, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN COMPLIANCE WITH SECTIONS 24-170 AND 172.**

City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336
 plancode@gaitersburgmd.gov • www.gaithersburgmd.gov

AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-06-043
Date Filed	9/18/06
Total Fee	0

In accordance with Section 24, Article V of the City Code

1. SUBJECT PROPERTY

Project Name Roof
 Street Address 16 Pavilion Dr. Gaithersburg
 Zone 19 Historic area designation ☐ Yes ☒ No
 Lot 19 Block B Subdivision Ralston Square
 Tax Identification Number (MUST BE FILLED IN) _____

2. APPLICANT

Name Little Valley Con LLC
 Street Address 8404 Cule Hunt Ct. Suite No. _____
 City Waltersville State MD Zip Code 21793
 Daytime Telephone 301-845-0371

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name _____ Telephone _____
 Architect's Maryland Registration Number _____ Suite Number _____
 Street Address _____ State _____ Zip Code _____
 City _____

Engineer's Name _____ Telephone _____
 Engineer's Maryland Registration Number _____ Suite Number _____
 Street Address _____ State _____ Zip Code _____
 City _____

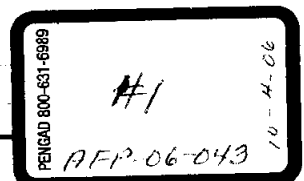
Developer's Name _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____
 Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Roger Cogent
 Street Address 16 Pavilion Dr. Suite No. _____
 City Gaithersburg State MD Zip Code 20878
 Daytime Telephone 301-869-7615 202-231-1998

5. CITY PROJECT NUMBER

Original Site Plan Number _____ Date Approved _____
 Name of previously approved Final Plan _____



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

6x24 Roof over deck.

7. PROJECT DETAIL INFORMATION**a. POPULATION CHANGES (if any)**

Changes in population estimated due to amendment.

Employee estimate: Total number _____

Total number per shift _____

Resident estimate: Total number _____

Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			
2. Site Area (acres)			
3. Total Number of Dwelling Units/Lots			
4. Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre			
7. Lot Coverage (Percent)			
8. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		
12. Office/Professional	Sq. Ft.		
13. Warehouse/Storage	Sq. Ft.		
14. Parking			
15. Shared Parking/Waiver			
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) _____

Applicant's Signature _____

Date

9/26/06

Daytime Telephone _____

AFP-06-043 Eggert Residence

16 Pavilion Drive

AFP-06-043



MD State Plane
HPGN NAD 83/91

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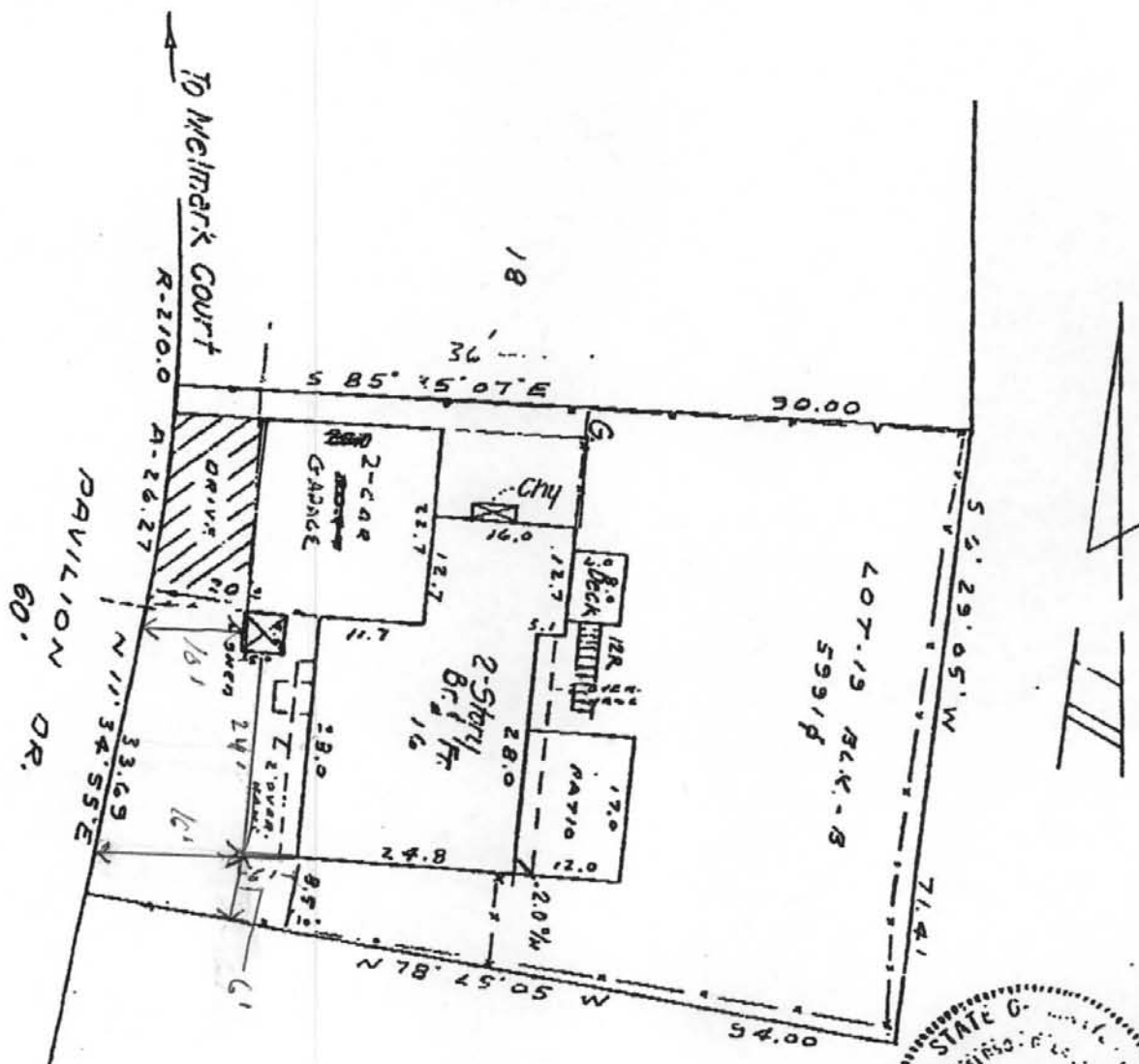


City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov



ALMAR and ASSOCIATES

7 BROOKS AVENUE, GAITHERSBURG, MARYLAND 20877



8635

SCALE: 1" = 20'
RECORDED IN:
PLAT BOOK — 100
PLAT — 11197

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing. 5070

HOUSE LOCATION
LOT 19 BLOCK B
PLAT 1 OF 3
REIDA SQUARE

MONTGOMERY COUNTY, MARYLAND

I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement.

Date: January 24, 1986

By: *F. J. J. J.*

INTERPRETER IN LAND SURVEYING

PERMITS 800-631-6889

#3

AFP-06-043



PENGAD 800-631-6989

HFP-06-043

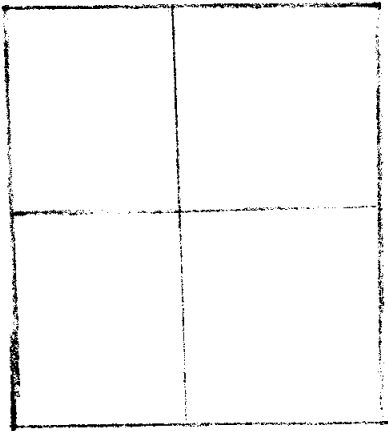
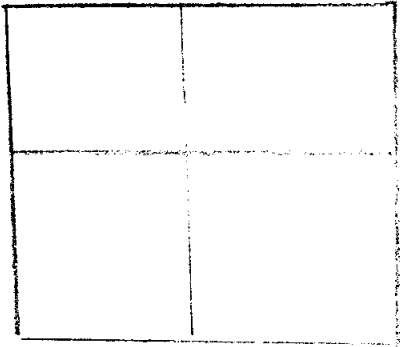
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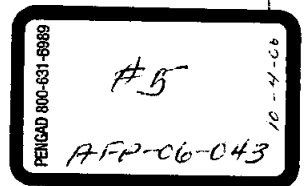
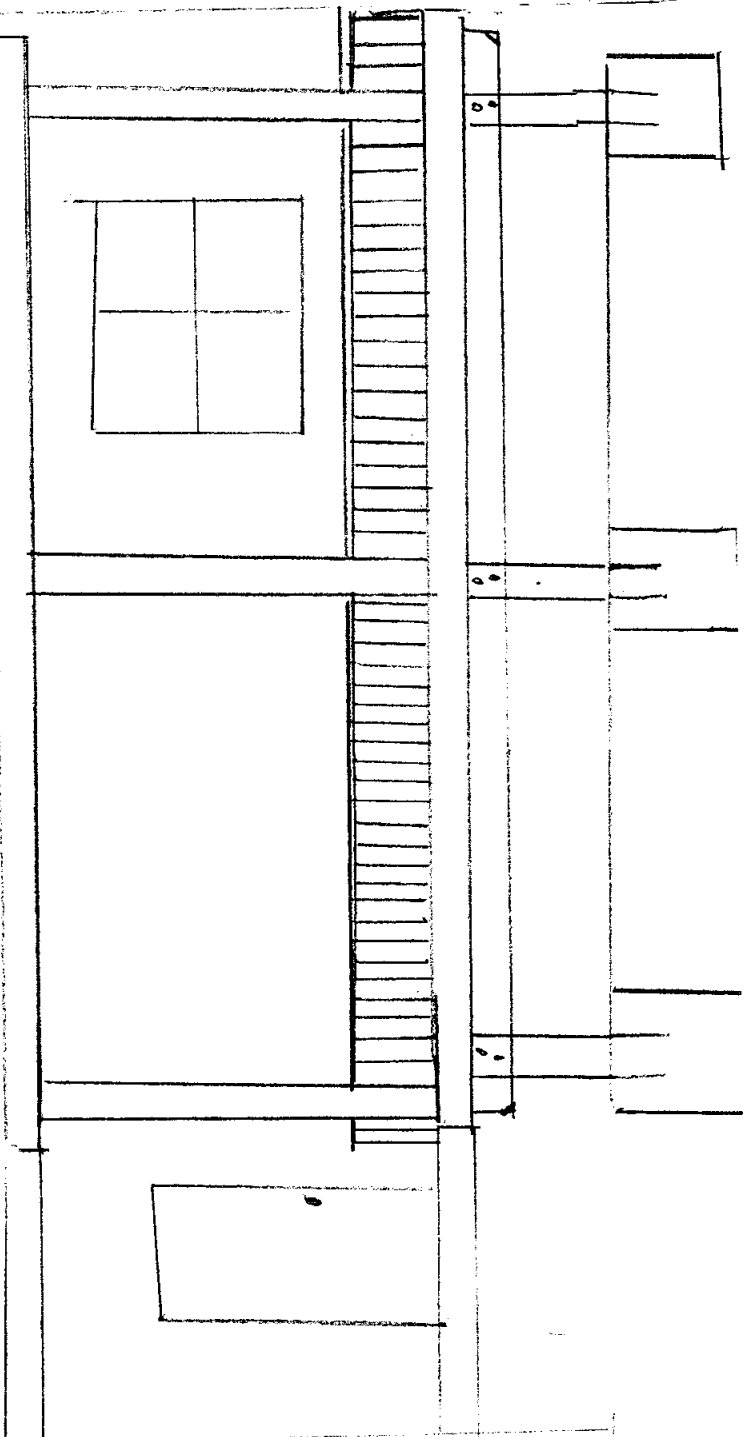
SEP 26 2006

16 Pavilion Dr.
Gaithersburg Md.

FRONT ELEVATION

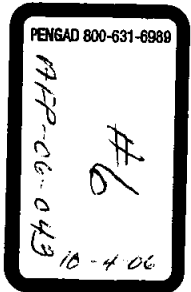
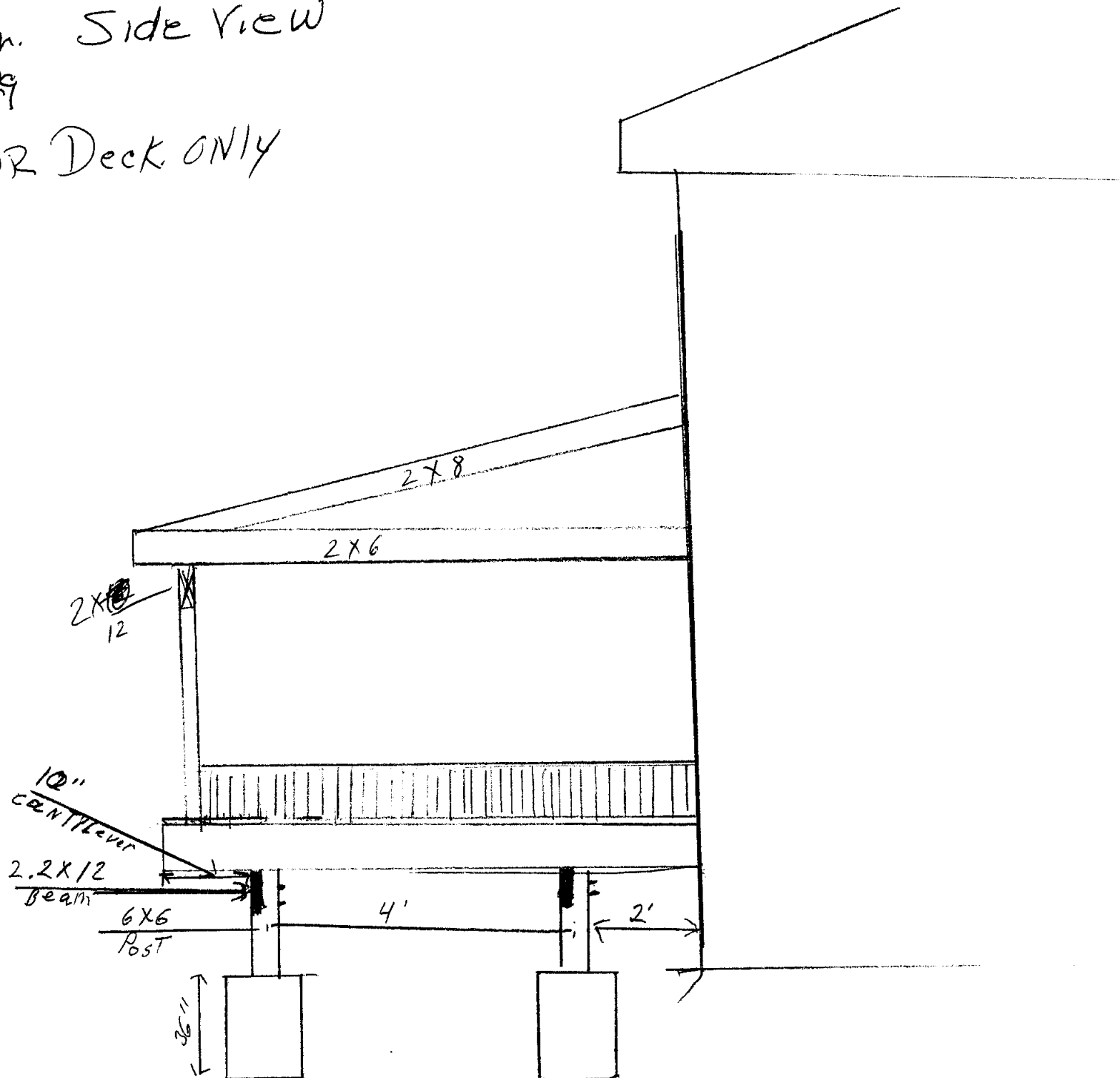


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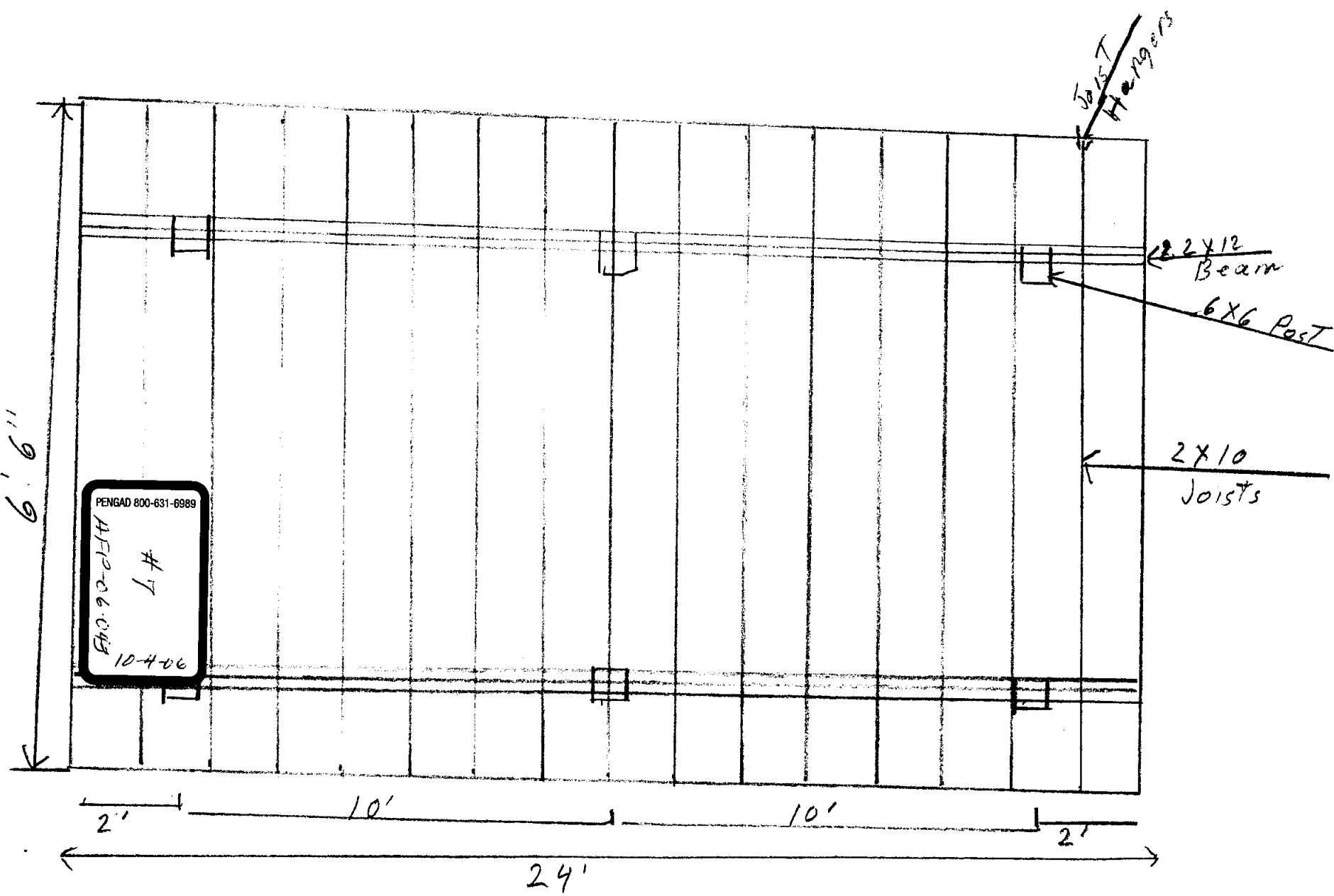
16 Pavilion Dr. Side View
Gaithersburg

Permit for Deck only



Gaitnerburg.

DECK VIEW



**Relda Square Homeowners Association
P. O. Box 3022
Gaithersburg, MD 20878**

To: City of Gaithersburg, Permits & Code Office
Montgomery County, Permits & Code Office

Via: Mr. Roger W. Eggert
16 Pavilion Drive
Gaithersburg, MD 20878

Re: Relda Square HOA approval to build new front porch, renovate siding,
change one 2nd story window and change all window shutters/trim.

Date: September 13, 2006

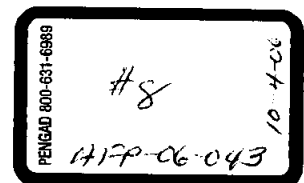
To Whom It May Concern:

The Relda Square Homeowners Association has reviewed the plans Mr. Eggert presented to us. It was decided by our Board that the plans be approved, as drawn (see drawings attached).

Any changes or modifications to the plans, as presented, will have to go through an additional approval process before being allowed.

If you have additional questions, please feel free to contact us.

Sincerely yours,
Frances Winter, President
301-208-0562 (fgw@rcn.com)
Relda Square Homeowners Association



OCCUPANT
11 MELMARK CT
GAITHERSBURG MD 20878

OCCUPANT
16 PAVILION DR
GAITHERSBURG MD 20878

OCCUPANT
18 PAVILION DR
GAITHERSBURG MD 20878

OCCUPANT
20 PAVILION DR
GAITHERSBURG MD 20878

OCCUPANT
8 FULLVIEW CT
GAITHERSBURG MD 20878

OCCUPANT
9 FULLVIEW CT
GAITHERSBURG MD 20878

OCCUPANT
10 FULLVIEW CT
GAITHERSBURG MD 20878

OCCUPANT
11 FULLVIEW CT
GAITHERSBURG MD 20878

OCCUPANT
12 FULLVIEW CT
GAITHERSBURG MD 20878

OCCUPANT
1 MELMARK CT
GAITHERSBURG MD 20878

OCCUPANT
2 MELMARK CT
GAITHERSBURG MD 20878

OCCUPANT
3 MELMARK CT
GAITHERSBURG MD 20878

OCCUPANT
1 FULLVIEW CT
GAITHERSBURG MD 20878

OCCUPANT
2 FULLVIEW CT
GAITHERSBURG MD 20878

OCCUPANT
6 RELDA CT
GAITHERSBURG MD 20878

OCCUPANT
9 PAVILION DR
GAITHERSBURG MD 20878

OCCUPANT
11 PAVILION DR
GAITHERSBURG MD 20878

OCCUPANT
13 PAVILION DR
GAITHERSBURG MD 20878

OCCUPANT
1 RELDA CT
GAITHERSBURG MD 20878

OCCUPANT
5 RELDA CT
GAITHERSBURG MD 20878

RELD HOMEOWNERS ASSOC INC
PO BOX 3022
GAITHERSBURG MD 20878

